

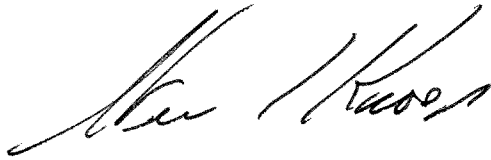
The Honorable Steven E. Knoop
Trustee of Barrington Hills
32 Otis Road
Barrington Hills, IL 60010

January 9, 2008

Surface Transportation Board
395 E Street, SW
Washington, DC 20423-0001

To Whom It May Concern:

Please let this serve as official record that I have personally delivered the
Comprehensive Plan for the Village of Barrington Hills
to your representatives at the STB "scoping" meeting held in Barrington, Illinois on
January 9, 2008.

A handwritten signature in black ink, appearing to read "Steven E. Knoop". The signature is fluid and cursive, with the first name "Steven" and last name "Knoop" clearly distinguishable.

Steven E. Knoop
Trustee of Barrington Hills

COMPREHENSIVE PLAN

Village of Barrington Hills



Adopted November 21, 2005



preface

There is a recurring recognition in judicial decisions that land use regulations must be linked to, and implement, well-considered goals and objectives for the future development and growth of the community. This process of forethought about future use and development of land in a community is called "comprehensive planning", and it is provided for in Illinois statutes. Without it there can be no rational allocation of land uses and resources, and local government would have no guidance for the growth and development of the community. Similarly, residents and landowners in the community would have no assurance that ad hoc decisions with respect to their land, or their neighbor's land, would not materially alter the character of an area and impair the value and use of land. Thus, land use decisions should follow a calm and deliberate consideration of the goals and objectives of the community.

This document is known as "The Official Comprehensive Plan" of the Village of Barrington Hills. First adopted on September 23, 1957, it was originally adopted in this format by the Board of Trustees on August 28, 1978 pursuant to the authority conferred by State Statutes. The 1978 plan provided guidance for decisions on growth and change in the community for more than 15 years. After an extensive review and public hearings before the Plan Commission, the Plan was updated and adopted in December of 1995.

Comprehensive planning for Barrington Hills has been coordinated with planning for the Barrington Area Council of Governments (BACOG) since its inception. Though each of the BACOG communities are autonomous municipalities, their roles and relationships form a strong interdependence. BACOG's Comprehensive Plan was adopted on July 29, 1975, The Village of Barrington Hills adopted the BACOG Plan by reference in Ordinance No. 76-5, which was approved on May 24, 1976. The BACOG Plan is part of this official Comprehensive Plan, except in case of conflict between the two plans. In such a case the official Comprehensive Plan of the Village of Barrington Hills shall be controlling.

Within the "Comprehensive Plan" the Village of Barrington Hills articulates its goals and objectives and its plans for the future. At the same time the Village recognizes that planning must be an ongoing process and that reducing goals, objectives, and plans to writing in an adopted document does not terminate the obligation of the Village to plan for its future. The Plan does, however, give the officials of the Village a set of policies and principles to be implemented by regulations such as the zoning and subdivision ordinances. The Plan also gives Village officials a touchstone against which later specific proposals for land use changes or development may be tested and measured.

Development pressures, regional changes, new technologies and new data motivate cities and villages to reconsider their comprehensive plan. Beginning in the summer of 2004, the Village instituted a formal process of updating its Plan. The Plan Commission met monthly to reevaluate the assumptions, direction, and language of the Plan; the Village retained planning consulting services to prepare draft text and supporting exhibits/graphics; and the Plan Commission, at the direction of the Village Board, held a public hearing to consider this document on November 7, 2005.



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introduction

nest: a place to rest, retreat, or lodging

nestle: to lie in an inconspicuous or sheltered manner

Barrington Hills has been a nesting place for a myriad of wildlife, for its 4,216 residents, and for the Potawatomi, Macoutin, Miami, and Fox Native Americans before them. Each species and each community nestled here amidst the beauty and abundance of nature's resources left by the "Wisconsin" glaciation. So the Village is today, as evidenced by a special relationship between man and nature. The Comprehensive Plan for the Village of Barrington Hills is intended to help perpetuate this balance.

The Origin of Barrington Hills

In 1833, the Indian Treaty with Chief Blackhawk was signed, and the Native Americans agreed to move across the Mississippi River. The first settlers came to this area bearing the familiar names of Miller, Otis, Bucklin, Waterman, and Jencks. Barrington Center, first called Miller's Grove, was established where Old Sutton Road crosses Dundee Road/Route 68. It was one of three small settlements which inspired what we know today as the Barrington area.

Rich soils and ample water were the attractions to early migrants who settled this area for farming at the same time that closer-in suburbs such as Oak Park and Evanston were being settled for commuter residences. Since most settlers were from Vermont and Massachusetts, the familiar New England name of Barrington was chosen when it came time to organize a town government in 1850. The first schoolhouse was built at Barrington Center, followed by nearby churches in the 1850's.

The Chicago & North Western Railroad (now Union Pacific) was built in 1854 and a station was located in the Village of Barrington. From this time on there were many changes in the Barrington area, but the countryside environment remained paramount.

Early residents assumed the responsibility for stewardship in this portion of the area by forming the Countryside Property Owners Association in 1938. It was this group, presently known as the Barrington Countryside Association, which later provided the nucleus for the eventual incorporation of the Village of Barrington Hills in 1957. The neighboring Village of Middlebury (incorporated in 1953) was annexed to Barrington Hills in December, 1962. Today, the Village covers approximately 28 contiguous square miles in Cook, Lake, Kane, and McHenry Counties.



Historic features within the Village are significant and enhance its character. Among these are the Dickinson School, the Civil War Union Cemetery, Barrington Center Church and Cemetery, the Haeger's School and Cemetery, the Cooke site (originally owned by the Helm family) which continues to yield numerous Indian artifacts, and several residences of historic value – some of which were part of the “underground railroad” during the Civil War. In the more recent past, residences of architectural merit have been constructed under the direction of such noteworthy individuals as Frank Lloyd Wright, Edward Dart, David Adler, and Robert Work.

Outside the Village, but within its planning jurisdiction, much of the unincorporated lands are undeveloped or in transitional use. For example, land to the southeast that had been occupied by commercial nurseries is now developing for residential uses; lands to the south are occupied by gravel quarries, and land to the west is occupied by farms and more gravel quarries. Much of this property is currently the subject of planning for development by its owners.

Existing Conditions

As of 2004, the population of Barrington Hills was estimated as 4,216 compared with 4,202 in 1990, 3,616 in 1980 and 2,712 in 1970. Dwelling types range from new, detached single-family units to historic homesteads on farms of several hundred acres. Most residences are located on individual lots of five (5) or more acres, many for an equestrian lifestyle and for the appreciation of tradition of equestrian activities associated with these five acre lots.

The following table summarizes the population trends within the Village between the years 1960 and 2000. Northeastern Illinois Planning Commission forecasts for the year 2030 have also been included.

	Official US Census Bureau Figures					NIPC Forecast
	1960	1970	1980	1990	2000	2030
Population	1,726	2,712	3,616	4,202	3,915	5,060
Percent Change	-	57.13%	33.33%	16.21%	-6.83%	29.25%

Source: US Census Bureau and NIPC, 2005

The following table summarizes the existing land use patterns within the Village limits (as they relate to zoning):

<u>Land Use Classification</u>	<u>As % Total</u>
• Residential (5 acres & over) and Agriculture	72.3%
• Forest Preserve, Open Space, and Recreation	24.6%
• Residential (less than 5 acres)	2.1%
• Institutional	0.7%
• Business and Light Industrial	0.4%



It should be noted that due to limited data resources, the proportionate distinction between residential (5 acres and over) and agricultural uses was not made. Based upon 1995 Comprehensive Plan land use figures, as much as 3,000 acres (or 16% of total land) within the Village limits was devoted to agricultural uses. Due to limited large-scale development within the Village, it is likely that the overall percentage of agricultural land has remained constant. It should be further noted that all residential land use classifications include the adjacent rights-of-way (where applicable). Additionally, the *Forest Preserve, Open Space, and Recreation* classification includes Helm Forest Preserve, Crabtree Nature Center, Spring Creek Nature Preserve, Grigsby Prairie and the Barrington Hills Country Club.

The largest percentage of land within the Village is devoted to “Residential (5 acres and over)” use, or residential uses in excess of five (5) acres. Many of these properties are used in equestrian activities. The Forest Preserve District, which owns approximately 4,000 acres within the Village limits (or an approximate total of 6,000 acres within the Village’s designated Planning Area) is the second largest use. Virtually all of the Forest Preserve’s holdings are set aside for conservation of wildlife and other natural resources, rather than for active recreation. Along with this, the Forest Preserve District contains an extensive equestrian trail system that ties into the equestrian trail system that runs throughout the Village. Currently, the Kane County Forest Preserve District is restoring its holdings of 125 acres on the south side of Helm Road. Other large, open, environmentally sensitive properties have been protected by individuals and agencies, including the Grigsby Prairie by Citizens for Conservation, and substantial lands have been donated to or protected by, through permanent conservation easements, the Barrington Hills Conservation Trust. Such efforts by these countywide agencies to preserve and protect the existing natural resources within the Barrington area is indicative of the importance they have to much of the region.

As previously stated, agricultural uses and working farms still exist within the village limits. Such farms are primarily dispersed throughout the community and many of the larger farms are operated by a limited number of farm managers. As owners retire or pass away, any change in use of these farms should be consistent with Village policies and this Plan.

Portions of the Village east of Old Sutton Road were among the first to be residentially developed because of accessibility and scenic qualities, and because area soils were not among the best for agriculture. However, recent subdivision activity has not been concentrated in any particular portion of the Village.

Building permits for residences issued since 1990 have fluctuated widely from year to year, the least being 12 in 1998 and the highest being 53 in 2002. Since 2002, residential construction has declined, and as of September 2005, a total of 24 building permits have been issued in the Village.



Year	New Single Family Buildings	Avg. Construction Cost
1996	13	\$552,000
1997	14	\$607,700
1998	12	\$508,000
1999	23	\$637,600
2000	36	\$627,400
2001	21	\$720,600
2002	53	\$469,600
2003	27	\$896,300
2004	29	\$822,322
Jan. - Sept. 2005	24	\$998,233

Source: US Census Bureau, 2005

Area Wide Trends and Relationships

The Village of Barrington Hills, once well removed from the mainstream of Chicago suburban development, is now surrounded by actively growing areas. Growth pressure not only continues outward throughout the second ring suburbs to the east, but also in the Fox Valley communities and suburbanizing McHenry and Kane Counties to the west. The Barrington Area Council of Governments (BACOG) municipal membership area, which is comprised of Barrington, Barrington Hills, Deer Park, Lake Barrington, North Barrington, South Barrington, and Tower Lakes, has experienced a substantial population increase since 1970 - an overall increase of 111%. Northeastern Illinois Planning Commission's (NIPC) year 2030 population figures forecast a continuation in the overall growth for the area. The following table reflects the historical, current, and future growth forecasts for the BACOG area:

Municipality	1970	1980	1990	2000	2030
Barrington	7,701	9,029	9,504	10,168	10,429
Barrington Hills	2,712	3,631	4,202	3,915	5,060
Deer Park	834	1,368	2,887	3,102	3,846
Lake Barrington	347	2,320	3,855	4,757	5,695
North Barrington	1,411	1,475	1,787	2,918	3,542
South Barrington	341	1,168	2,937	3,760	4,657
Tower Lakes	863	1,177	1,333	1,310	1,442
Totals:	14,209	20,168	26,505	29,930	34,671



2030 Comprehensive Plan

The BACOG municipal area saw its largest percent increase in population (a 42% growth rate) between the years 1970 and 1980. This was followed by the 31% increase between 1980 and 1990, and a 13% increase between the years 1990 and 2000. Given NIPC's forecasts, by 2030, the area is anticipated to increase by an additional 16%, or a population increase of 4,741 persons. Although each BACOG community is wholly autonomous, each is affected by the changes that occur in the others, and the roles and relationships of these communities is one of interdependence in which each community relies on the others to maintain its own balance while contributing to the overall balance of BACOG.

Barrington Hills experienced similar growth trends to the BACOG municipal area, experiencing its largest growth of 34% between the years 1970 and 1980. This was followed by a 16% increase between the years 1980 and 1990, and a 7% decline between 1990 and 2000. Between 2000 and 2030, NIPC forecasts a 29% increase in Barrington Hills population, resulting in an overall increase of 1,145 persons. Given this forecasted increase, the Village should take measures to adequately plan for the anticipated housing, community service, and infrastructure needs of the future population.

Water Resources

Recent studies prepared for the Northeastern Illinois Planning Commission and separately for BACOG have indicated that groundwater quantity continues to be the most limited natural resource that will influence the use and character of development in Barrington Hills and surrounding BACOG area. In a paper titled *Developing Water Resource Baseline Conditions For Planning*, Agnoletti, Thomsen and Peters concluded:

"Groundwater is the lifeblood of the BACOG area. Residents are dependent primarily on the shallow aquifer, and within that, primarily the shallower layers of the shallow aquifer, for all water needs. Only the central "hub" village of Barrington, Tower Lakes, and small sections of the other communities offer public water or sewer, again with the water supply coming primarily from the shallow aquifers. The countryside communities require well and septic systems that utilize the shallow aquifer and large lot zoning (one or more acres) that are necessary for proper functioning of those systems....Concerns about groundwater supply and quality have been prominent for some time because of the dependence of BACOG's more than 35,000 residents on groundwater. There is virtually no possibility of obtaining water from Lake Michigan. Other northeastern Illinois communities are using the maximum allocation, governed by a Supreme Court ruling and international treaty. Regardless, the cost of providing infrastructure from so far away would be very high, and the cost of providing new infrastructure to serve homes in the countryside communities would be exorbitant. Available allocation and infrastructure costs would also be impediments to obtaining water from the Fox River, where there also are restrictions on diversion of water. As water quality and quantity in the deep aquifer have declined over past decades, fewer deep wells have been developed, and in fact, numerous municipalities have abandoned their deep wells. Areas within and adjacent to BACOG have been identified by the Northeastern Illinois Planning Commission's (NIPC's) water management plan (NIPC, 2001) as having the potential for water shortages in the future. Developing trends towards higher usage of the shallow aquifer, the vulnerability of the shallow aquifer to contamination, and constraints on alternative water supplies have resulted in concern for the sustainability of groundwater in the BACOG area."



This issue is so critically important to each of the BACOG communities that BACOG has established a “Water Resources Committee” which will continue to study the issue in more detail, releasing findings, as they are made, over the next several years.

McHenry County and Kane County have conducted aquifer mapping projects in conjunction with the Illinois State Water survey. In both cases, the townships which include Barrington Hills are listed as having a projected shortfall of groundwater supply based on a comparison of modeled groundwater resources and projected groundwater demand resulting from growth in population and development. The Village’s response to these studies is to increase awareness among community members of the limitations on the availability of ground water; to encourage water conservation and development practices which minimize the use of water; and to continue its effort of planning and development review to reduce demand and maintain low density development practices.

The Barrington Area

Barrington Hills is an autonomous municipality under State Statutes, and both a politically and structurally independent community. At the same time, it is also a member of the larger “Barrington Area” community, represented by the Barrington Area Council of Governments (BACOG), making a unique contribution to the complex interdependence within which this larger community flourishes. The success and sustainability of Barrington Hills depends both on its own ability to support development that respects the land and natural features, and on the ability of the other BACOG communities to protect their own special character. The other BACOG communities, and communities beyond BACOG, each benefit and rely on Barrington Hills to protect the natural environment and character of Barrington Hills as a resource to their own character and sustainability.

In response to developmental trends in the area, and pursuant to the goal of conserving countryside resources, the Barrington Area Council of Governments was formed in 1970. The Village of Barrington Hills was a charter member, and two Village Presidents have served as the Chairman of BACOG. This seven-village body has provided a forum in which heterogeneous growth can be accommodated in BACOG’s 90 square-mile area in harmony with natural resources. Each village provides a uniquely different environment. For example, the Village of Barrington is designated as the service, employment, transportation, and multi-family residence center of the area, and the Village of Barrington Hills is designated as the most rural of the countryside environments.

BACOG Water Resources Initiative and Committee

What is our most important natural resource in the BACOG area? Many people would probably answer “open space” or perhaps “the residents.” What about our natural resources or our drinking water? Now imagine, what if the aquifers were contaminated or diminished from overuse? Water from the local aquifers is the lifeblood of the Barrington area. Residents are totally dependent on local natural resources to supply all their water needs. Any threat to the quantity or quality of water in the aquifers—through overuse of wells or contamination from septic systems or high intensity uses—would threaten the public health, safety and welfare and our community structure. Knowing this raises many questions. How much water do we have? How deep are the shallow aquifers in the region? What is the economic value of our water resources?

The Barrington Area Council of Governments recently created a “Water Resources Initiative and Committee” (WRI) to answer these questions and to analyze the relationship of development to water resources. WRI will study ground water of the Barrington region. The goal of WRI is to develop the technical data and community resources needed to support the linkage between land use and natural resources that has been the basis for planning for the past 30 years. It has become increasingly important to inventory, document, analyze and articulate the capacity of the region’s water supply. The Initiative should produce: test well sites; mapping of surface waters, wetlands and aquifers; conservation education materials; and policy recommendations.

...excerpt taken from BACOG’s website (www.bacog.org)



What one independent BACOG community cannot provide in terms of services, activities or special features which support a richly complex community environment, the greater "Barrington Area" community can. Over 30 years ago, community and municipal leaders joined together to develop the first regional comprehensive plan for BACOG. The BACOG plan was based on the relationship of land uses to natural resources, and the resources available to support development. The concept of development being limited to naturally sustainable levels has been steadfastly maintained since 1970 through the BACOG comprehensive plan, the municipal comprehensive plans, and other planning policies. The BACOG plan recognizes, as does this plan for Barrington Hills, that groundwater, stormwater, wildlife, and regional open space demand respect no boundaries. The decision of one community or one property owner may effect the public health and utility and enjoyment of property in other jurisdictions. It is therefore incumbent upon these interdependent communities to work together in planning for future impact on the built environment and to watersheds, aquifers and regional open space.

This interdependence and intentional intergovernmental process has been endorsed by the Northeastern Illinois Planning Commission (NIPC) and has been acknowledged nationwide.

Thus, the natural resources and residential character of Barrington Hills are both of metropolitan and area-wide importance. The responsibility of stewardship over this unique and sensitive environment is not simply for the enjoyment of the current residents of the Village, but more broadly, an obligation to future generations and to the metropolitan area.



policy framework

The Planning Process

The Village of Barrington Hills adopted its Official Plan by Ordinance on September 23, 1957 with subsequent revision in Title 6 of the Village Code. On May 23, 1976, the Village adopted the “BACOG Area Land-Use Policies Map” and the “BACOG Area Environmental Analyses and Policies Map” except to the extent that the maps differ from the most current edition of the Barrington Hills Official Map or the Barrington Hills Road Network Map. Whenever the BACOG maps and the Barrington Hills Official Maps differ, the Barrington Hills Official Map or Barrington Hills Road Network Map remains in full force and is controlling.

Concurrently, Village representatives contributed input to county-wide planning processes in Lake, Cook, Kane, and McHenry Counties, and to the regional planning process of the Northeastern Illinois Planning Commission.

The Comprehensive Plan from 1995 was prepared in the participatory tradition, involving a special Comprehensive Plan Committee of the Village Plan Commission and Board of Trustees, assistance and review from the staff of BACOG and other units of government (including the U. S. Soil Conservation Service), numerous public meetings, and extensive coverage by local newspapers.

At the direction of the Village Board of Trustees, beginning in July of 2004, the Plan Commission began a review and update of the Comprehensive Plan. It is intended that this updated plan will endure for the foreseeable future, subject to minor amendments, in response to community objectives and area changes.

Vision

This comprehensive plan continues the long established practice of building on the past, recognizing that present property owners must work to assure that they leave a stronger community and a healthy environment to their heirs. The vision that guides the preparation of this plan recognizes that:

Barrington Hills is a community of residents acting as stewards for a quiet, secure and natural environment, unique within the Chicago metropolitan area, which supports the long term, sustainable use of property for equestrian-oriented, open countryside living.

One characteristic which distinguishes Barrington Hills from other BACOG communities is its equestrian tradition and the interrelationship with the natural environment in which the keeping of horses and the maintenance of the equestrian community requires the large-lots and interwoven trail system which, in turn, supports the long term sustainability of the sensitive natural environment. Without the gentle use, the natural environment could not be maintained; without the natural environment, the use cannot be maintained. The balance between the 5 acres density residential use and the limited groundwater resources is not simply a quality of life issue, but a conscious decision focusing on the protection of water quality and water quantity. Though many current property owners do not keep horses, they are attracted to the community, in part, due to this symbiotic natural/equestrian environment.



Policy Framework:

In order to advance the Vision, the Village of Barrington Hills establishes its goals, sets objectives and pursues a strategy under a unified policy framework. Its objectives are focused on issues related to four overall goals: Ecology, Community Character, Community Services, and Finance.

Ecology

Retain a balanced and healthful relationship between people and nature's life support systems. Act as the current stewards of the environment which future generations will want to inherit.

Objectives are:

1. Recognize and respect the limitations to development inherent in the reliance on the limited groundwater resources which underlie the land in Barrington Hills.
2. Conserve groundwater supplies and protect underground aquifers from contamination, overuse, and misuse.
3. Respect the natural topography, soils, and geology.
4. Encourage groundwater recharge and protect recharge areas.
5. Protect lakes, rivers, streams, and wetlands from pollution and degradation.
6. Maintain adequate stormwater drainage capacities of drainage basins, floodplains, and waterways.
7. Conserve and enhance native trees and plants, especially those in woodlands, prairies and wetlands, as well as other compatible vegetative cover.
8. Nurture endangered wildlife and aquatic species, and enhance their habitats.
9. Respect the balance of indigenous wildlife population with appropriate management techniques.
10. Mitigate the adverse impact of air pollutants, pesticides and fertilizers, odors, sounds, and artificial lights.
11. Encourage the conservation of energy in site planning and building design, and support alternative and renewable energy sources and conservation measures.
12. Evaluate the impact of new development on the environment and the sustainability of the community.
13. Encourage reduction in the reliance on chemical and synthetic compounds in building materials, operations, products, and services.
14. Encourage local food production to support local agriculture and limit the need for long-distance transport of food.
15. Encourage alternatives to impervious paving materials and reduce use of impervious materials.



Community Character

Restore, retain, and promote the unique qualities of a countryside community.

Objectives are to:

1. Assure that the predominant scale, arrangement, and appearance of development will be compatible to and consistent with a semi-rural countryside of existing residential estates and the equestrian trail system.
2. Encourage further development of and natural conditions which are necessary to the Village's equestrian trail system.
3. Support the continuation of appropriate agricultural, equestrian, and ancillary land uses.
4. Encourage a natural character for lakes, shorelines, and waterways.
5. Respect and protect the heritage of historical, architectural, and archeological landmarks.
6. Encourage "human-scaled", community-building development that is consistent with the desired countryside environment of the community.
7. Give special attention to the level of safety, function, and design of all roads, highways, bridges, and utility rights-of-way so as to be consistent with the desired countryside environment.
8. Locate, install, design, and construct utilities so as not to disrupt land uses, create hazards, or adversely impact the semi-rural countryside.
9. Route through-traffic (especially heavy trucks) on existing major regional arterials.
10. Protect the semi-rural countryside character from disruption which would result from the creation of a fixed-rail commuter line.
11. Protect the semi-rural countryside character from disruption which would result from the creation of a bypass through the Village.
12. Encourage the maintenance of the countryside environment by the private contribution of lands, developmental rights, or conservation easements to appropriate public or quasi-public organizations, such as Citizens for Conservation and the Barrington Hills Conservation Trust.
13. Consider reasonable and creative means of protecting existing village character.
14. Assure the sustainability of natural resources by linking development density to the carrying capacity of the land and the context of surrounding property.
15. Encourage design and land use that limits overdependence on gas-powered vehicles, reduces traffic congestion and promotes sustainable transportation patterns.
16. Encourage development patterns that enhance the open space and equestrian-based character of the community and avoid encroachment on natural resources.



Community Services

Provide essential services for the health, safety, and general welfare of the residents.

Objectives are:

1. Pursue annexation and discourage disconnection of properties consistent with the Village's ability to serve such properties adequately and with the desired character of the community.
2. Protect the extensive system of public and private equestrian trails from the intrusion of other conflicting use, and encourage the long term maintenance and preservation of the system which benefits property owners and riders throughout the community.
3. Coordinate planning and decision-making with the Barrington Countryside Park District, Unit School Districts 220 and 300, Barrington Area Council of Governments, adjacent villages, the Counties of Cook, Lake, McHenry and Kane, and the Regional Planning Agency.
4. Limit the number and extent of support services to be provided by the Village to those which are essential to a countryside community; in turn, promote private initiative and personal responsibility for the other services. Clearly identify the community services provide by the village, recognizing that those essential services change over time, responsive to real community needs.
5. Work with the service clubs and other organizations that, in lieu of an aggressive government administered service system, provide for the needs and desires of village residents including equestrian clubs, the Barrington Hills Conservation Trust, and other existing organizations.
6. Encourage individual on-site water supply and wastewater systems consistent with sound health standards, as may be promulgated by the representative County's Board of Health.
7. Encourage practices and forms of development that reduce water use.
8. Encourage safe and attractive maintenance of roads, utility rights-of-way, and other public properties.
9. Provide for law enforcement of high quality including support services offered through the Village's Emergency Telephone Number System (911).
10. Encourage effective fire protection through Fire Protection Districts servicing the community.
11. Provide responsive and efficient administrative services.
12. Enter into intergovernmental agreements with adjacent municipalities to enhance the provision of services.
13. Encourage recycling of household waste products including reuse of landscape and construction debris.



community service objectives continued...

14. Create an open planning process to provide equal protection and access to opportunities regardless of income, race, gender, or ethnicity.
15. Encourage research and data collection to provide best economic, social, and environmental indicators on community health and sustainability.

Finances

Maintain sound and equitable Village finances.

Objectives are to:

1. Coordinate growth of the Village with the level of public services that can be provided at reasonable cost.
2. Maintain sound standards and procedures of fiscal management.
3. Commit to the use of best practices on the management of Village affairs.
4. Maintain cost-effective, competitive hiring and retention practices, including compensation and benefit offerings, to assure residents of a quality Village staff and police department.
5. Avoid deficit spending.
6. Consider means to share costs for essential services with other communities and units of government.
7. Consider incentives and other economic tools to promote sustainable development that does not overburden Village resources.
8. Develop a future-oriented vision, which looks beyond current needs.
9. Encourage public awareness of issues related to sustainability and stewardship of land.
10. Consider opportunities to partner with non-government organizations and other advocacy groups.



Overall Strategy

The overall strategy for achieving these goals and objectives is to preserve critical natural resources, groundwater in particular; to support the keeping of horses and the use and expansion of the interwoven equestrian trail system; to work in cooperation with the other BACOG communities to assure the long term stability and environmental quality of the entire area; and to accept only new residential development which sustains the sensitive natural environment consistent with the Village's own population forecast which has been adopted by the Northeastern Illinois Planning Commission (i.e., 5,060 or fewer residents in the year 2030, which represents an average increase of approximately 1 percent per year).

In addition to the historic and desired character associated with an equestrian community, the fundamental limits to development remain the reliance on very limited and environmentally vulnerable groundwater supply. An additional and significant limiting influence is the impact that development and vehicular traffic associated with development would have on the considerable amount of flora and fauna sustained by the village's open space (forest preserves, nature centers, and significant open areas on private large lot residential properties). The interest in protecting the village from the destructive intrusion of roadways, traffic congestion and other secondary development impacts are shared by the wildlife and the residents.

The Village recognizes the special nature of some properties on the periphery of the community, where the context and supporting features of nearby communities may have more influence on the utility, character and use of the property. The Village will encourage the use of these special properties in a way that ensures the preservation of the predominant character of the balance of the village as a very low density, ecologically sensitive environment supporting "equestrian-friendly" residential living.

A large part of the effectiveness of this plan will depend on the private initiative of Village residents and upon coordination with other communities in the Barrington area. New residents may become aware of this obligation of personal stewardship in the pamphlets and reference material available through the Village on a variety of subjects. In this way, implementation of the Plan will internalize many costs which would otherwise be borne by the Village.



a context for planning

The process of comprehensive planning for Barrington Hills has taken into consideration those factors which influence the amount, type, and location of development to be accommodated by the Village in accordance with its goals and objectives. These factors fit four basic categories – land suitability, accessibility, community character, and community services.

Over the years, a wealth of well-documented information related to the Barrington area has been assembled and analyzed by BACOG and other governmental agencies. That information has been incorporated into the analysis for developmental factors contained herein.

This chapter summarizes these factors as they apply to the Village and its 1-1/2 mile extraterritorial planning jurisdiction, as provided in State Statute.

Land Suitability

The suitability of land for conservation or development is influenced by topography, geology, and soils; surface water and ground water resources; wildlife and its habitat; flood hazards; and air quality. One is related to the other – hence, this Village's emphasis on its fragile ecological balance.

The Village is located amidst the attractive natural morainic system created by Wisconsin glaciation. The rolling topography is characterized by glacial lakes and wetlands, woodlands and prairie remnants, and a broad outwash plain adjacent to the Fox River. Bedrock exists from 100 to 200 feet below the unconsolidated glacial drifts.

Groundwater Resources

Residential water supply in the Barrington Hills area is obtained by private wells from shallow aquifers of high quality. Shallow aquifers can be relied on by individual property owners in low density areas as an economically feasible water supply. This source is vulnerable to overuse or misuse. The shallow aquifers extend far beyond the boundaries of the village, and are therefore subject to use and overuse by others outside the control of property-owners or the Village of Barrington Hills.

Studies indicate that localized well-water problems have occurred around the periphery of Barrington Hills, typically adjacent to higher urban densities. This is even evident where density and use is managed by control of lot size and development density commensurate with the groundwater capacities and flow rates. Well drillers servicing Barrington Hill's residents claim that the water table may drop due to increased demand in the greater Barrington area. In the adjacent Village of Algonquin, high demand for water induced by suburban density development has outstripped groundwater resources, causing a recent failure of one of its municipal wells.

A report by the Village of Inverness noted that the Spring Creek watershed in Barrington Hills is the primary recharge area for Inverness, because of its porous characteristics and the slope of underlying rock formations. This is evidence that the balance between future development and resource protection of Barrington Hills is critical to the future of its neighbors.



A similar case can be made for air quality. Prevailing westerly winds and breezes in northeastern Illinois are such that the water and vegetative cover of Barrington Hills act as a natural filter and air conditioner for a large segment of the metropolitan area.

Vegetation and Ecology

The vegetative ecology of this area can be divided into three basic communities: wetland, woodland, and prairie.

Perhaps the most significant natural feature in Barrington Hills is the wetlands, most of which are located along Flint and Spring Creeks. These wetlands are where cattails, wild iris, and water hemlock line the water's edge. Muskrats, beavers, mink, raccoons, Canada geese, mallard ducks, herons, egrets, and redwing blackbirds live amid this rich resource. Water retained by wetlands seeps back into the surrounding land and air during dry seasons, replenishing water resources upon which much of the region depends.

The woodlands throughout the Village are dominated by a variety of oaks and hickories with the White Oak as the dominant tree. One also finds smaller numbers of Maple, Black Walnut, Hackberry, American Elm, Black Cherry, Willow, and White Ash. Of these trees, the oak family is most susceptible to injury and elimination by urban development. The root structure of this tree lies close to the surface and is easily damaged by ground leveling and soil compaction by heavy construction equipment. Dense-growing lawn grasses also impact the well-being of these trees by competing for and receiving precipitation and soil nutrients first.

The secondary layer, or understory, in the woodlands consists of younger trees and shrubs which rarely reach much stature. They include some of the less dominant trees mentioned above, plus Wild Grape, Virginia Creeper, Gray Dogwood, Elderberry, and Honeysuckle. Each tree is a valuable resource of nest sites, food, shade, and protection from the elements for wildlife – including white-tailed deer, red and gray foxes, coyotes, squirrels, great horned owls, and a wide variety of songbirds, including threatened and endangered species.

Common wildflowers of this community include the Trout Lily, Shooting Star, Prairie Trillium, Wild Geranium, Solomon's Seal, and, in mesic (moderately moist) areas, the Great White Trillium.

The prairie community of Barrington Hills, in its primeval state, was dominated by tall grasses which are said to have grown at least to four feet in height. The vast majority of this community has been destroyed by urban development, agricultural cultivation, grazing, and gravel mining. What remains of native prairie is exemplified by two types: the hill prairies, appearing on the west side of glacial moraines and kames along the west ridge of Spring Creek watershed, and the alkaline fen prairies.

A typical hill prairie would support such plants as the Little Bluestem Grass, Side-oats Grama Grass, Silky Aster, Stiff Aster, and the Cylindrical Blazing Star. An alkaline fen would support the Ohio Goldenrod, Grass-of-Parnassus, Turtlehead, White Lady's Slipper, and Small Fringed Gentian. Typical wildlife includes hawks, wrens, pheasants, prairie mice, and woodchucks.



Of the few prairies which do exist today in Barrington Hills, two examples are under the protection of the Cook County Forest Preserve District in conjunction with the Illinois Nature Preserve Commission. Other existing dry hill prairies on private property are endangered by gravel extraction and construction.

Maintenance activities of existing prairies and woodlands are controlled by burning, which replaces the natural fire burn-off of years past. Fire serves to destroy encroaching nonnative shrubs and trees and also clears away matted grasses and forbs which die each year, thus enriching the soil. Under an Illinois Environmental Protection Agency (IEPA) permit, controlled burning is performed yearly by the Cook County Forest Preserve District upon its prairies and woodlands located within Barrington Hills. Land is managed similarly by Citizens for Conservation on their Grigsby Prairie at Oak Knoll Road as well as by individuals on their own properties.

The prairie wetlands of Barrington Hills resulted from grasslands having poor drainage. These may hold water permanently or only in Spring. The characteristic vegetation of the area is Cattail, Blue-Joint Grass, Swamp Milkweed, Prairie Cord Grass, and a variety of sedges and forbs.

Steep slopes of over 12 percent are especially sensitive to erosion, and tend to be found in the northern half of Barrington Hills. Often coinciding with woodlands, these areas are among the most attractive natural settings.

Finally, the lake waters of the Village also provide a habitable environment for wildlife. In addition to providing feeding and breeding grounds for a myriad of amphibians and insects, local water bodies, most notably Spring Lake, support many fish, including Brook Silversides (90% of the Spring Lake fish population), Black Bullhead, White Crappie, Largemouth Bass, Yellow Perch, Pumpkinseed Sunfish, Orange-Spotted Sunfish, Northern Pike, and Black Crappie.

Soils

Soil characteristics in Barrington Hills result from glacial activity during the Pleistocene Period 13,500 years ago. During that period, the land was repeatedly covered by continental ice sheets which scraped and deposited as much as 300 feet of glacial drift composed of till and outwash soils. Till is an unsorted, ice-deposited sediment composed of silt, clay and sand. Outwash refers to poorly-sorted to well-sorted sand and gravel deposited by glacial meltwater taking on a variety of forms: conical hills (kames); elongated ridges (eskers) formed by streams in, on, or under the ice; sheet-like deposits (outwash plains) formed by meltwater running off the front of the glacier; deposits in valleys (valley trains) formed by debris-laden meltwater.

Generally speaking, Barrington Hills can be divided into two large Corridors defined by soil characteristics. The eastern half of the Village, or the Flint Creek Corridor, can be described as broad, rolling uplands and plains created by bulldozing effects and sedimentary deposits of glacial activity. The basic soil type of this sector is silty-clay till (such as Markham and Morley silt loams) which provides good load-bearing capacities, but is relatively impermeable to water. As a result, the lowlands of this sector, being at or near the water table, hold water and sedimentary runoff, creating peat and muck soil conditions. In contrast to the silt loams, these soils, because of their structure and high organic content, are highly compressible, have a high shrink-swell potential, and have a poor load-bearing capacity. Such lowland soils are scattered throughout the eastern half of the Village and are identified by standing water and hydrophytes.



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On the other hand, the western half of the Village, the Spring Creek Corridor, is underlain by sandy till and extensive deposits of glacial outwash. This difference in soil character can be attributed to glacial streams and rivers that deposited these sand and gravel materials. These soils are relatively permeable and provide a good load-bearing capacity for the construction of buildings. These same features make them valuable as construction material for roadbeds and aggregate for asphalt and concrete.

Dominated by those of the Drummer, Pella, and Ashkune series, other soils in the Spring Creek Corridor provide the proper combination of slope, moisture, and nutrient levels to merit the U.S. Soil Conservation Service prime agricultural rating.

The soils of both Corridors present problems when required to accept the demands placed by urban development. For example, the till soils of eastern Barrington Hills present problems when used for septic seepage fields, due to soil impermeability, low percolation, and proximity to open surface water drainage systems. Fortunately, the present five-acre residential zoning which exists in Barrington Hills generally is adequate for septic seepage fields in these critical areas. The use of septic systems at residential densities greater than presently exist would warrant close study to establish whether a specific proposed use or density would unduly burden the soil and endanger the health of the community. Wet peat and muck soils present further complications, because they do not handle septic effluent well. When built upon, these compressible, unstable soils often shift, causing cracks in foundations and walls.

Problems also exist in the drier soils of the western portion of the Village. While offering good building platforms with appropriate drainage, local sands and gravels have the disadvantage of proximity and accessibility to shallow and deep water aquifers. These water resources are vulnerable to pollutants which might quickly percolate down to contaminate water supplies not only in Barrington Hills, but in other nearby communities as well.

Water Quality

Water quality has been the subject of extensive research by the Northeastern Illinois Planning Commission in response to the Federal Clean Water Act. The quality of Spring Creek, having a mean average flow of 24.6 cubic feet per second, is considered "good". Pollution is insignificant relative to ammonia, nitrate, and lack of dissolved oxygen; but phosphate is a potential problem, especially if water along the stream is to be impounded.

A primary reason for good water quality in Spring Creek, in addition to the absence of major wastewater dischargers, is the natural ground cover in the area. Wetlands and native vegetation help cleanse runoff and curtail algae growth in the Creek.

Flint Creek, the mean average flow of which is 41.3 cubic feet per second near its mouth at the Fox River, is less clean and is considered only "fair" to "poor" in quality. One principal discharger of pollutants has been the Barrington Sewage Treatment Plant. There are periods when wastewaters exceed sewer system capacity, untreated and partially treated effluents are discharged directly into Flint Creek east of Old Hart Road.

The Villages of Barrington Hills and Barrington entered into an intergovernmental agreement dated June 26, 1978 which provided for substantial protection of Flint Creek in Barrington Hills. The Barrington Sewage Treatment Plant continues to expand its service area with ongoing monitoring to meet all required Federal and State standards. However, phosphates and sediments entering the Creek from properties within Barrington Hills require attention also.



Accessibility

The Village of Barrington Hills is located 35 miles from Chicago's Loop in the low-density wedge between high-accessibility developmental Corridors described by the Northeastern Illinois Planning Commission. Although reasonably accessible to high-capacity transportation facilities (I-90, U.S. 12), and the Union Pacific Railroad (formerly Chicago & North Western), these and other major transportation facilities are located at or beyond the periphery of the community. Most areas of the Village are accessible only by highways and countryside roads of limited capacity and continuity.

Residents of Barrington Hills are dependent on the automobile and on the supporting services of the Village of Barrington and other nearby communities. For a broader variety of goods and services, they may frequent such regional shopping centers as Woodfield Mall and the Deer Park Town Centre to the east or Spring Hill Mall and Algonquin Commons to the west. The industrial employment centers of the northwest suburbs are also accessible to Barrington Hills by automobile, as is O'Hare International Airport.

Residents who work in Chicago's Loop may utilize the Union Pacific Railroad (formerly Chicago & North Western) commuter stations in Barrington and Fox River Grove. Peak hour service is frequent and dependable, and travel time approximates 50 minutes on express trains and 1 hour on non-express trains, excluding driving time to and from the station.

By comparison with other northwest suburbs, the level of accessibility to and from Barrington Hills ranges from low (for general purposes) to moderate (for specific trip purposes). The BACOG Comprehensive Plan and the 2010 Chicago Area Transportation Study Plan envision no change in this assessment.

Community Character

Living with nature and adjusting to a relatively low level of accessibility and municipal services are conscious choices for those who reside in Barrington Hills. Residents have selected a more remote countryside life as an alternative to more intense urban and suburban life. Recognizing this, the Village supports a safe, secure, and functional nighttime environment free from clutter, light trespass, and light pollution and will continue to take measures to retain this "community feature". Additionally, Barrington Hills is an intentionally open countryside oasis within a more chaotic urban metropolitan area. The BACOG plan, the plans of Cook, Lake, McHenry and Kane Counties, and the NIPC plan all provide for this alternative as being integral to the full range of opportunities available to residents of metropolitan Chicago.

The Comprehensive Plan for the Village of Barrington Hills recognizes the desirable heterogeneity of residential opportunities within Barrington Hills and nearby communities. Through cooperative planning and intergovernmental agreements, the Village and its interdependent BACOG neighbors are actively pursuing a pluralistic composite of living and built environments. Responsibility for stewardship of natural resources is an obligation which the residents of Barrington Hills are to willingly accept in return for this quality of life.

The International Dark-Sky Association (IDA) is a non-profit organization committed to "preserve and protect the natural night environment and our heritage of dark skies through quality outdoor lighting." Formed in 1988, IDA has been very active in research on technology and applications of outdoor lighting. "IDA's goals are to be effective in stopping the adverse environmental impact on dark skies by building awareness of the problem of light pollution and of the solutions, and to educate everyone about the value and effectiveness of quality nighttime lighting." They promote using specific lamps sources and fixtures as well as regulations to enforce their use to reduce the sky glow now common over urban and suburban areas, as well as light trespassing onto other's property. The IDA's website (www.darksky.org) serves as a clearinghouse of relevant resources, publications, and model ordinances that the Village may consider consulting.



Community Services

The Village of Barrington Hills is a Home Rule municipality. Its Village Hall, located on Algonquin Road, was first occupied in 1975 and expanded in 1994. As a predominantly residential community, its need for municipal services as well as its financial resources is limited.

The three principal activities of the Village are law enforcement including 911, road maintenance, and land-use guidance (including planning, zoning, subdivision, building, and health administration). The first two activities account for almost two-thirds of the annual budget. Regarding the third, the Village contributes annually to the Barrington Area Council of Governments and the Northeastern Illinois Planning Commission in addition to funding its own efforts.

The residents of Barrington Hills have chosen to assume many responsibilities and costs themselves. For example, water supply, wastewater disposal, and solid waste collection including recycling are all provided privately as are many recreational facilities. The decision to establish and maintain the community without public water supply and wastewater disposal was and is a conscious, intentional decision made by community leadership and regularly supported by village voters and property-owners. It should be noted that the Village of Barrington provides public water and sanitary service in the Bianica Subdivision and public sanitary service to the Barrington Hills Country Club.

The Barrington Countryside Park District was established in 1967. With minor exceptions its borders are coterminous with the Village. Its primary asset is a 15-acre equestrian center (the "Riding Center") which is on Bateman Road near its intersection with Algonquin Road, which provides the primary gateway to Cook County's Spring Creek Forest Preserve's equestrian and walking trails. The Riding Center is used extensively by Village Residents and others, both equestrians and non-equestrians, and is the home base to the Riding Club of Barrington Hills, and the Fox River Valley Pony Club. The Park District also maintains a softball field at the District 220 Countryside School on Lake-Cook Road and tennis facilities on land leased from the School District adjacent to that school.

The Village has many common goals with the Park District. Cooperation and coordination of manpower, intellectual property, management, planning, and funding resources is necessary to reach common goals of the governmental units. Areas of cooperation between the Village and Park District include:

- Land acquisition;
- Land conservation and preservation;
- The Spring Creek Forest Preserve;
- Preservation of our unique rural character;
- Preservation of the equestrian heritage;
- Cooperation in future projects of interest to the Village and Park District Residents;
- Cooperation regarding zoning and planning issues which impact the Village and the Park District; and
- Park District impact assessments for new commercial and residential development.

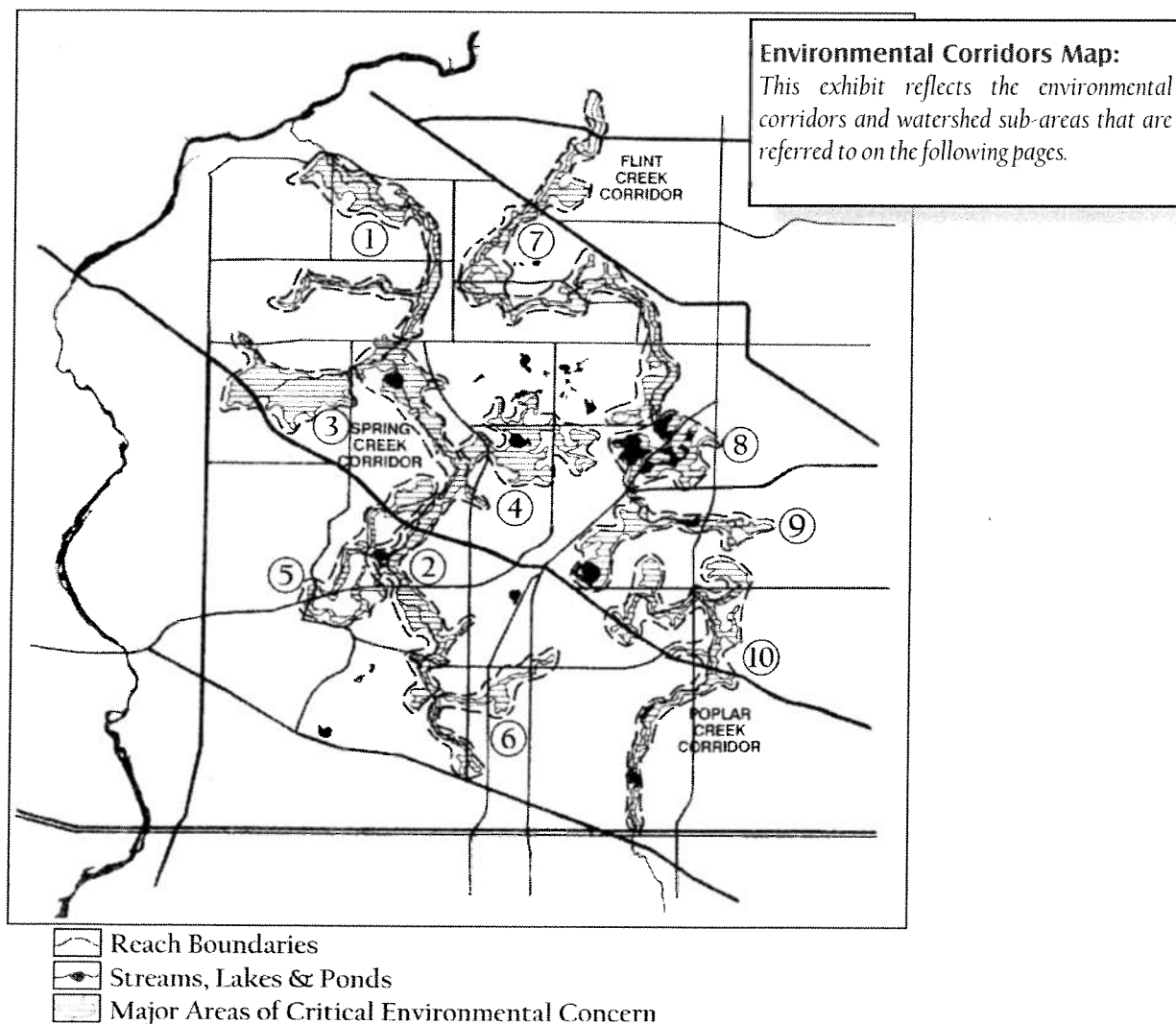
The Village is almost wholly served by the Barrington Library District and Barrington Unit School District 220. However, the far northwestern portion of the Village is served by School District 300.

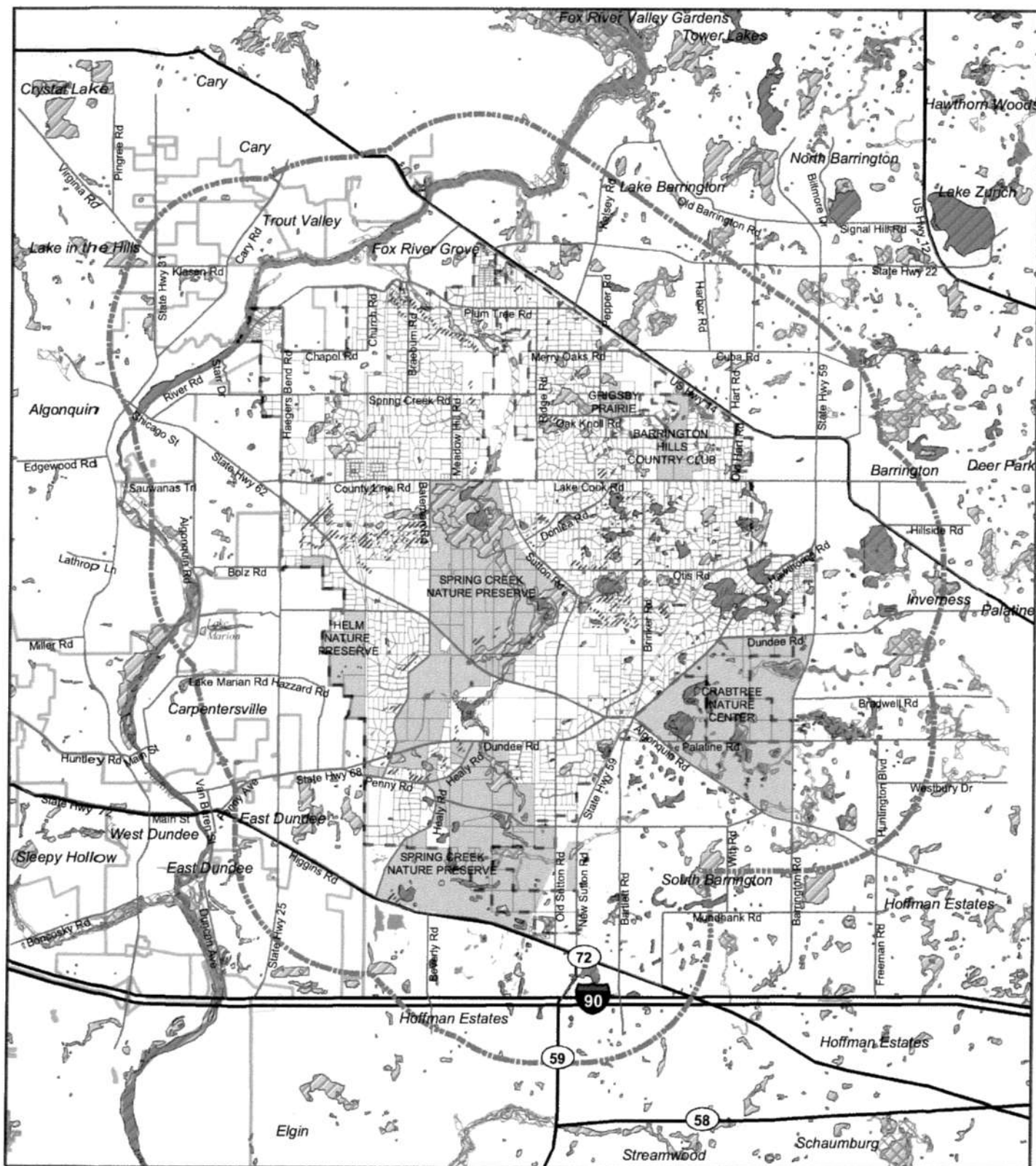


Fire protection is provided by five special districts: Barrington Countryside, Algonquin/Lake in the Hills, Carpentersville, East Dundee Countryside, and Fox River Grove.

Overall Concept

Based on the foregoing developmental factors, the goals and objectives for Barrington Hills can be achieved by a concept of land use which has six fundamental components: (1) protecting scarce and critical environmental resources - especially groundwater - most of which are located in corridors adjacent to waterways; (2) maintaining limited municipal services supplemented by individual responsibilities; (3) preserving a community character which provides personal opportunities consistent with a countryside environment; (4) perpetuating the keeping of horses and agricultural activities as a viable element of the community, along with the expansion of the interwoven open space and equestrian trail system; (5) protecting property from vehicular traffic, noise and equestrian/vehicular conflicts by limiting road capacity and arterial road penetration through the open countryside; and (6) preserve the 5 acre lot pattern with the exception of properties located on the village periphery where density and development in adjoining communities has the predominant influence on use and character.

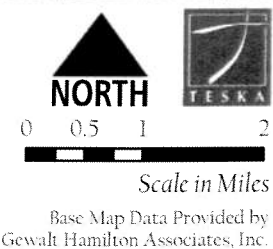




Environmental Features

Comprehensive Plan

Village of Barrington Hills





2030 Comprehensive Plan



environmental corridors

In many planning processes, a dominant element or character can be identified to serve as a framework from which a plan can be built. Whereas Chicago focuses on the Loop and the lakefront, it is appropriate for the Village of Barrington Hills to focus on its own dominant characteristics; i.e., waterways, limited shallow aquifers, wooded rolling countryside, inter-related ecosystems, and the reliance on individual wells as the sole available source of water throughout the Village.

An “environmental corridor” is a linear geographic area of interdependent natural features. These features include waterways, soils, geology, topography, sub-surface hydrology, vegetation and wildlife. The key to the natural balance of these elements is the minimum intervention of “man” and his minimized development activities. But where man-made impacts are unavoidable, it is wise to identify how and where the corridor’s natural balance might be threatened and to mitigate adverse impacts if possible.

Four environmental corridors exist within the planning jurisdiction of the Village. They focus on Spring Creek, Flint Creek, Poplar Creek, and other unnamed subsets of watersheds off the Fox River including Chapel, Church Haegers Bend. The natural features and man-made elements of each corridor have been inventoried and divided into segments, or “watershed sub-areas”. Environmental corridors are not land use designations; even though they effect the use of land. The recommendations for these corridors should be considered an overlay to the land use recommendations, providing a link to the characteristics of the underlying land and natural resources.

Common Recommendations

Because of the proximity and similarity of the three Fox River environmental corridors (*Spring Creek Corridor, Flint Creek Corridor, and Poplar Creek Corridor*), conditions exist which would generate common planning recommendations. These overall recommendations include:

- Protect and maintain the natural character of stream channels.
- Use natural measures to control the erosion of stream banks.
- Control stormwater runoff and associated pollutants.
- Regulate development in flood plains and on steep slopes (12% or more).
- Protect sensitive woodlands, native prairies and wetlands.
- Protect the shallow aquifers from over-mining and from contamination.

More specific recommendations relating to particular watershed sub-areas of each corridor are included in the following pages.



Spring Creek Corridor

The Spring Creek corridor is the major environmental element in the Village of Barrington Hills. The Creek extends the length of the Village, from its headwaters near Higgins Road at the southern limits to the most northern boundary at Plum Tree Road. Although water volume in the Creek is not substantial, the ecosystem it supports is significant.

The Spring Creek corridor is comprised of woodlands, wetlands, prairies, streams, and lakes. Included within this corridor are the Spring Lake Nature Preserve and the Spring Creek Valley Forest Preserve. These two preserves, controlled by the Illinois Nature Preserves Commission and the Cook County Forest Preserve District, respectively, occupy approximately 3,150 acres of the total area of the Village. Pursuant to Illinois law, they are legislated to be protected in perpetuity.

Watershed sub-area One (R1)

R1 extends from the northern-most portion of the corridor near Plum Tree Road through the Hill 'n Dale Farm to Lake-Cook Road, including the western tributary of the Creek south of Spring Creek Road. The natural features of R1 consist of a narrow floodplain, a mixture of steep slopes (12% or more), woodlands, open fields and pastures. Land use is predominately agricultural, although residential impact is increasing. Scenic pasture land exists in the northern-most portion, while cultivated fields exist to the south. Residential development along the western tributary of the Creek is mature in character and nestles well within the surrounding natural features.

The 221-acre Foxmoor Subdivision just north of Plum Tree Road in Fox River Grove presents the greatest single threat to water quality in Watershed sub-area One, because of its relatively high density of 2.6 dwelling units per acre. New subdivisions in Barrington Hills are also of concern, because they include areas of floodplains and steep slopes. Potential problems associated with residential development in this watershed sub-area include road debris carried into the Creek by stormwater runoff, soil erosion from steep slopes, sedimentation from exposed soils during the construction process, and changes in wildlife habitat as the result of developmental encroachment.

Agricultural areas also pose threats to water quality. Where soil-conserving tillage practices are not implemented, stormwater run-off can erode topsoil, decreasing the productivity of farmland. Such erosion can also pollute the Creek waters, not only with sediments, but with chemicals used as fertilizers, pesticides and herbicides. Where agricultural land is used for the raising of animals, waste by-products may be washed off the land into the Creek. In addition to the common recommendations expressed at the beginning of this chapter, the following specific recommendations are made in order to preserve and enhance environmental quality in R1.



1. Strongly encourage land management practices which induce groundwater recharge and which minimize the burden on shallow aquifers and other limited capacity resources.
2. Encourage the preservation of open spaces through land conservancy; efforts should be coordinated with the Barrington Hills Conservation Trust and Citizens for Conservation.
3. Regulate development in the floodplain and on steep slopes.
4. Prohibit stream channel modification and encourage bank stabilization by various accepted means of conservation.
5. Pursue intergovernmental agreement with Fox River Grove to protect the headwaters of Spring Creek.

Watershed sub-area Two (R2)

R2 is the largest and best protected watershed sub-area in the Village because it consists of the Spring Lake Nature Preserve south of Lake-Cook Road, between Sutton Road and Bateman Road, and north of the abandoned portion of Donlea Road; and the entire Spring Creek Valley Forest Preserve, which extends south from the abandoned portion of Donlea Road to Illinois Route 72. The outstanding natural features of Watershed sub-area Two include prime examples of glacial lakes, wetlands, native prairies, and woodlands. All of these natural features combine to support a wide variety of plants and animals.

Potential man-made threats are nonexistent from within the Spring Lake Nature Preserve. According to the Illinois Nature Preserves Commission rules, "No measures shall be taken to alter the natural growth or features for the purpose of enhancing the beauty, neatness, or amenities of the preserve." Specific objectives for the Nature Preserve are delineated in the list of objectives included in its master plan. They include the following:

1. Preserve and enhance the natural quality of the vegetation, wildlife, and other natural features of the nature preserve.
2. Assure perpetuation of the nature preserve in as nearly a natural condition as possible.
3. Facilitate observation and study for education and pleasure in such a manner and to such a degree as will not modify natural conditions or adversely affect use of the preserve as a wildlife refuge.
4. Provide perpetual protection of the nature preserve against intrusions and incompatible uses.

For those natural features of R2 which are located within the Spring Creek Valley Forest Preserve, protection is provided by Cook County Forest Preserve District policy aimed at "protecting and preserving the flora, fauna, and scenic beauty within (the preserve) and to restore, restock, protect, and preserve the natural forests and said land together with their flora and fauna, as nearly as may be, in their natural state and condition, for the purpose of the education, pleasure and recreation of the public..."

Management techniques being utilized to achieve these objectives include reforestation, prairie restoration and management.



Watershed sub-area Three (R3)

R3 extends west of Bateman Road between Lake-Cook Road to the north and Algonquin Road to the southwest. Among this area's unique features is its stream which flows directly into Mud Lake in the Spring Lake Nature Preserve. Upstream drainage places an added emphasis on the need for protection of the watershed sub-area's water quality. The combination of natural features and undulating topography makes R3 one of the most scenic watershed sub-areas of the corridor. Numerous homes are nestled among the wooded slopes overlooking the wetlands and floodplain of the tributary. The potential of animal-waste pollution exists from horses that are stabled in the lower portion of the watershed sub-area.

Recommendations for R3 include the following:

1. Encourage the preservation and maintenance of scenic vistas overlooking all of the lowland of Spring Creek.
2. Maintain wetlands in their natural conditions.
3. Regulate further residential development in areas which have historically exhibited water drainage problems.
4. Control pollution from animal wastes.

Watershed sub-area Four (R4)

R4 is located east of the Spring Creek Valley Forest Preserve and consists of the natural features generally bounded by Donlea Road to the north, Dundee Road to the south, the Elgin, Joliet and Eastern Railroad tracks to the east, and Old Sutton Road to the west.

Land uses in R4 include residential development north and south of Otis Road. Environmentally, R4 is one of the most sensitive watershed sub-areas in the corridor. Its dominant natural feature is Goose Lake, located south of Otis Road. Along with numerous small lakes north of Otis Road R4 also contains the 420-acre Horizon Farms. Through the desire of the land owner(s) and efforts of the Barrington Hills Conservation Trust, the farm has a conservation easement that keeps most of the farm free from development. Throughout the remainder of R4 are scattered steep slopes and large areas of flat woodland. Goose Lake and its surrounding wetlands serve as a significant wildlife habitat for aquatic life as well as for small fur-bearing animals and birds. The Lake provides a daytime feeding area for the Giant Canada Geese which visit it from the Crabtree Nature Center.

The presence of Goose Lake introduces a special set of concerns. Whereas soil erosion and stream sedimentation present problems in other watershed sub-areas, they are particularly acute where water enters this Lake, because soil particles settle out and begin to fill up the lakebed. This infilling process is often accompanied by an increase in algae blooms and eventual eutrophication of the Lake's life support system.



To ensure against the occurrence of these and other problems, the following objectives are recommended:

1. Encourage the preservation and maintenance of the shoreland and wetlands associated with Goose Lake so as to protect wildlife habitats, minimize erosion, and control lake sedimentation.
2. Protect and maintain woodlands and associated wildlife habitat.
3. Preserve vistas of Spring Creek from Sutton Road.

Watershed sub-area Five (R5)

R5 is located east of Bateman Road; it crosses Algonquin Road to the north and extends to Penny Road on the south. The dominant feature of R5 is a tributary and wetland of Spring Creek, most of which lies within the Spring Creek Valley Forest Preserve.

Another of the unique features in this watershed sub-area is that it has one of the few remaining examples of native prairie (which once dominated Northeastern Illinois). This prairie remnant is located approximately one mile west of the point where Spring Creek flows under Dundee Road. Fortunately, the northerly portion of this natural feature is under the jurisdiction of the Cook County Forest Preserve District. Periodically, the District burns this parcel of land as part of a maintenance program intended to simulate the periodic natural fires which repeatedly swept across the prairies of the Midwest, serving to eliminate invasive species. The easterly portion of the prairie remnant is on privately owned property and is subject to developmental pressures. The preservation of such a unique landscape is an important link to the natural history of Northeastern Illinois.

The following recommendations are made for R5:

1. Protect prairie remnants from development or other adverse impacts.
2. Establish continuity within the forest preserve along Spring Creek.
3. Regulate development in the floodplain and associated waterways.



Watershed sub-area Six (R6)

R6 consists of the tributary areas east of New Sutton Road near the intersection of Bartlett and Penny Roads. It contains the headwater areas for the Spring Creek corridor, so that activities here impact the entire downstream corridor to the north. Accordingly, appropriate land use in R6 becomes critical.

Developmental pressure is encroaching upon the watershed sub-area from the southeast, mostly from the Villages of Hoffman Estates and South Barrington. The Woods of South Barrington, an approximate 400 unit single-family residential and commercial development on the former Klemm Nursery site, is currently being developed by Toll Brothers in the R6 subarea. In order to minimize the potential impacts of this development on the Spring Creek corridor and the overall R6 watershed, the Village must assure proper maintenance and management of the two (2) existing stormwater facilities located within the development site – located east of Illinois Route 59. For example, long-term exposure of disturbed earth on the development site might fill the drainageway with silt.

The dominant land uses in R6 are agricultural which, if not preserved, may succumb to developmental pressure. Therefore, it is recommended that the following objectives be considered and applied whenever feasible:

1. Protect Spring Creek headwaters from the degrading impacts of development and construction by intergovernmental agreement with South Barrington.
2. Encourage the use of soil-conserving agricultural practices.
3. Encourage the retention of open space surrounding the headwaters of Spring Creek.

FLINT CREEK CORRIDOR

The Flint Creek corridor traverses the northeastern portions of the Village. A second branch of Flint Creek drains Baker Lake and then traverses the eastern and northern portions of the Village of Barrington. The Barrington sewage treatment plant is located on this branch. Both branches meet near Old Hart Road and Oak Knoll Road.

The corridor includes the Crabtree Nature Center at the intersection of Palatine and Algonquin Roads. Following the Corridor to the north, the Creek fills a series of glacial depressions in the vicinity of Otis and Dundee Roads which have become Hawley, Keene, and Hawthorne Lakes. Further north, the Creek meanders back and forth across the Barrington Hills/Barrington municipal boundary between the Elgin, Joliet and Eastern Railroad tracks and New Hart Road. The Creek turns west in the vicinity of Old Hart and Oak Knoll Roads and flows through areas of residential development, agriculture, and the Barrington Hills Country Club. The Creek bends sharply northeast near the intersection of Oak Knoll and Ridge Roads and flows underneath the Union Pacific Railroad (formerly Chicago & North Western) tracks and Route 14, between Cuba and Kelsey Roads.



Watershed sub-area Seven (R7)

R7 extends from the southern edge of the wetland on Cuba Road, across Route 14 and the Union Pacific Railroad (formerly Chicago & North Western) tracks, through the northeast sector of the Village, and southerly along the common boundary of Barrington and Barrington Hills to a point just north of Hawthorne Lake.

Threats to the environment include the Barrington sewage treatment plant. Although the expansion of the plant promised to improve downstream water quality, it must be monitored closely as population increases. The proper operation of the private sewage disposal systems in the industrial park located north of Route 14 in the Village of Lake Barrington is also of concern with respect to water quality.

In the eastern portion of the watershed sub-area, along the common municipal boundary, the quality of stormwater run-off from urban Barrington presents a hazard. Potential problems relating to the remainder of R7 include soil erosion, sedimentation, and chemical pollution of the Creek which may be introduced into the stream by stormwater running off residential and agricultural land and fertilized open space.

Recommendations for R7 include the following:

1. Ensure the cleanliness of Barrington sewage treatment plant effluent by frequent and rigorous water quality monitoring.
2. Protect Flint Creek from any industrial septage (seepage) which might escape treatment.
3. Encourage the use of stormwater detention and irrigation techniques to minimize the impacts of chemical pollutants entering Flint Creek.

Watershed sub-area Eight (R8)

R8 includes Hawley, Keene, and Hawthorne Lakes and the tributary which extends from Keene Lake to the east across Barrington Road. R8 marks the highest concentration of open bodies of water within the Village and focuses attention upon problems peculiar to lakes as opposed to streams.

Potential lake-oriented problems include possible septic infiltration, sedimentation, and the growth of undesirable aquatic plants which tend to visibly change the appearance of the lake. Algae blooms also tend to appear in lake waters as biological balances change. Ultimately, the process of eutrophication could end recreational use of lake waters prematurely unless controlled.



In order to prevent such an occurrence, the following objectives are recommended:

1. Maintain flow of fresh water through the lake system.
2. Encourage the practice of soil conservation and shoreline stabilization to minimize the amount of sediments which enter the water bodies.
3. Protect and enhance the shoreline of the lakes in order to maintain their visual quality.
4. Encourage the use of native plants which have deeper, more extensive root systems.
5. Closely monitor the operation of septic systems in close proximity to lake shores.
6. Monitor water quality in lakes and encourage appropriate lake management programs.

Watershed sub-area Nine (R9)

R9 includes the Crabtree Nature Center and the area to its east. The watershed sub-area is bounded by Illinois Route 68 on the north, the eastern extent of the Village's planning jurisdiction, Bradwell and Palatine Roads to the south, and Barrington Road to the west. The Cook County Forest Preserve District, through the Crabtree Nature Center, offers the same protection to the natural environment as mentioned in the District's policy statement in the narrative concerning R2. The Center emphasizes the educational aspects of the directive through environmental research made available to the public. The Center's principal feature is Crabtree Lake, home of the Giant Canada Geese and many other species of waterfowl which inhabit the area permanently and during migration. The Lake is a critical link in the flyway and is worth of extraordinary protection. Upland oak and hickory woodlands and wetlands, restored prairie, and associated wildlife are also open to observation by the general public. The area to the east of the Center is characterized by the narrow floodplain of Flint Creek and one small lake. Encroaching residential development from the east promises to have significant impact upon the area in the near future.

Given the value of the Nature Center and vulnerability of R9's eastern sector, the following objectives are recommended:

1. Whenever feasible, and to the greatest extent, minimize developmental encroachment and environmental threats against the vulnerable natural resources of the Crabtree Nature Center.
2. Encourage the implementation of soil-conserving site preparation techniques throughout the developmental process.
3. Support Cook County Forest Preserve District efforts of environmental enhancement via vegetational sampling, prairie restoration, and reforestation of the Nature Center.



Poplar Creek Corridor

Located in the southeast corner of the Village's planning jurisdiction, the Poplar Creek corridor consists of only a portion of Poplar Creek and its associated natural features.

Watershed sub-area Ten (R10)

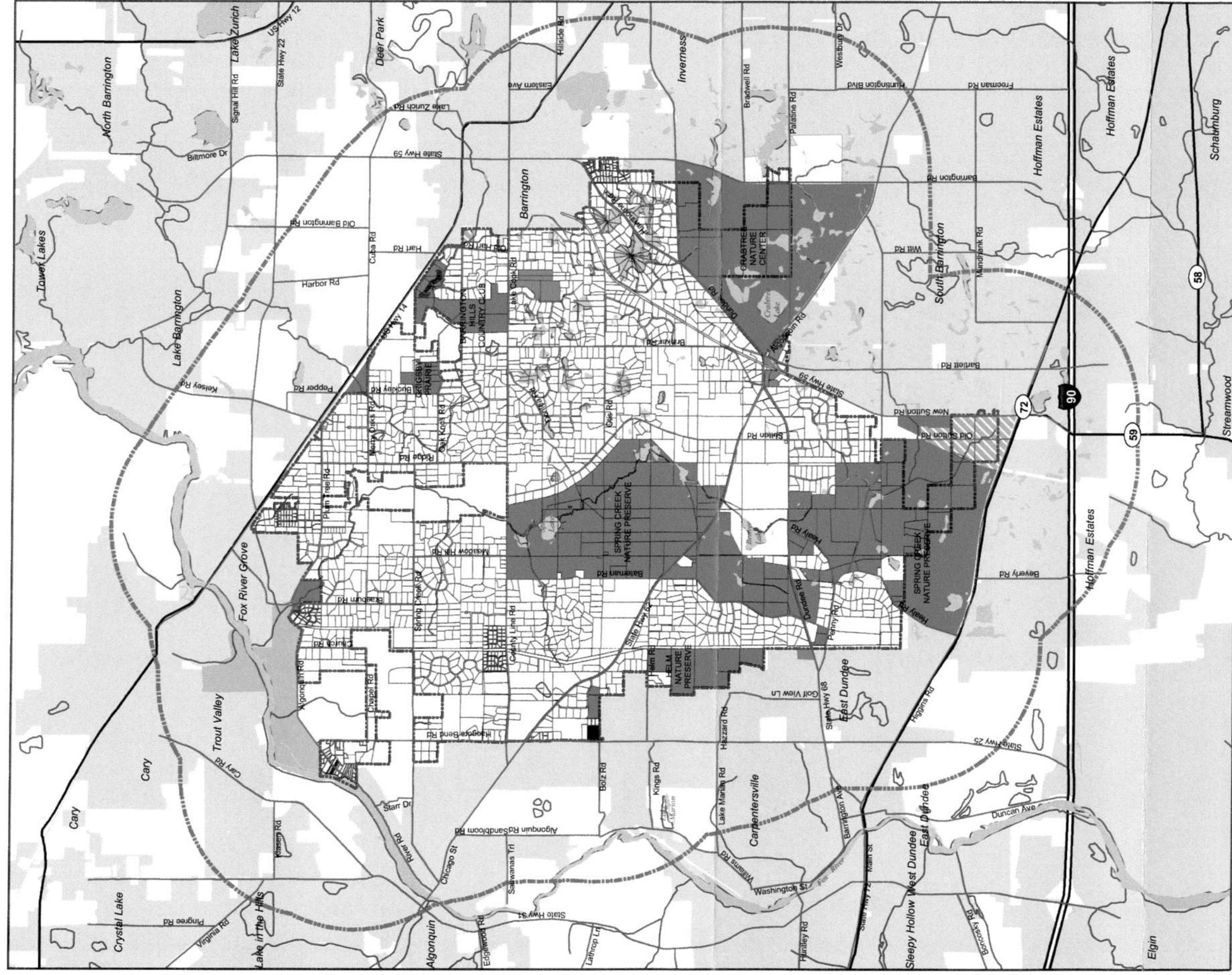
R10 portion of the Poplar Creek corridor is very significant. Two large wetlands along Palatine Road on either side of Barrington Road mark the headwaters of Poplar Creek, and opposing land-use philosophies are being applied to them. The western wetland is located in the southern portion of the forest preserve within which the Crabtree Nature Center is located. This 30-acre wetland has been identified by the U. S. Department of the Interior, Fish and Wildlife Service as an inland, shallow freshwater marsh. The surrounding land use, both north and south of Palatine Road, is devoted to feed grain and experimental agriculture and enjoys the protection and enhancement of the policies established by the Cook County Forest Preserve District.

The second wetland to the east of Barrington Road is called the Palatine Road Marsh. It is designated as an inland, freshwater, deep marsh. The Palatine Road Marsh is one of the last important wetlands to remain unprotected from developmental encroachment. It is a mature marsh and it supports a diverse plant population and abundant wildlife. Residential development which is occurring throughout the surrounding area poses an immediate threat to the environmental quality of the marsh and the Corridor in general. Permanent changes have already occurred in its ecosystem as a result of the filling of the marsh's east end.

The remainder of the Poplar Creek corridor, as it extends south to the Northwest Tollway near Higgins Road, has as its major natural feature the Creek itself and its narrow floodplain. The Creek is bordered by willow and cottonwood trees providing good habitat for a variety of small mammals, songbirds, and waterfowl. The Corridor, interspersed with small wetlands and lakes among residential and agricultural uses, includes additional idle land. Therefore, the greatest threat to the environment is continual development.

The following objectives are offered to help insure continued environmental quality in this watershed sub-area:

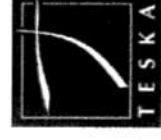
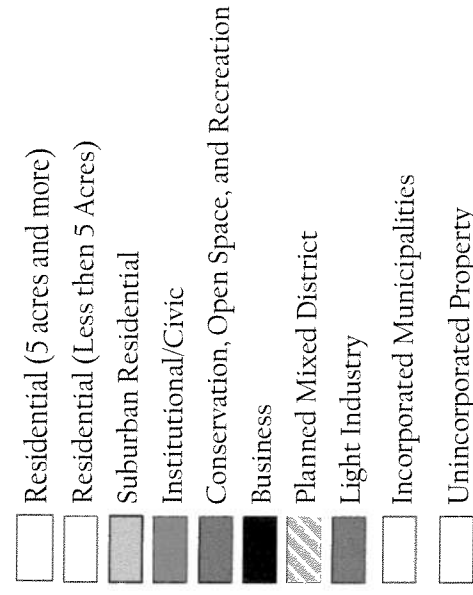
1. Encourage the acquisition by an appropriate entity of the Palatine Marsh as recommended in the Poplar Creek Watershed Environmental Assessment and Floodwater Management Plan prepared under the authority of the Watershed Protection and Flood Prevention Act.
2. Protect existing mature vegetation along creek banks so as to perpetuate an adequate wildlife habitat.
3. Maintain continuous stream flow to control undesirable levels of aquatic plants.
4. Encourage the use of native plants which have deeper, more extensive root systems.
5. Require adequate soil conservation practices during the construction process.
6. Pursue intergovernmental agreements with Inverness and South Barrington to protect headwaters of Poplar Creek.



Future Land Use Plan

Comprehensive Plan

Village of Barrington Hills



Scale in Miles

Base Map Data Provided by
Gewalt Hamilton Associates, Inc.

Paul A. Kuta

January 17, 2008

500 NORTHEAST 28TH STREET
WILTON MANORS, FLORIDA 33334

TO: Wilton Manors City Manager Joseph L. Gallegos

FM: Paul A. Kuta, 954-566-9019

RE: Comments and Questions on New Government Center

1. Background: To provide a preview, the following is a list of preliminary comments and questions that I will have when the contractor and architect for the new Wilton Manors City Hall and Police Station meet with residents in the promised public forums. As I only have the architectural layouts that were briefed to the City Commission, I may be in error on some of the interior aspects.

2. Exterior Layout:

a. Assumptions. Although I know it is not precisely accurate, I am making the assumption that Wilton Drive is a north-south route. I also believe that at least 95% of Wilton Manors residents and business people will access their new Government Center from the north side; and that has implications for the building's interior layout.

b. Vehicle Access. The driveway entrance from Wilton Drive to the City Hall parking lot is clearly marked. However, two other vehicular access routes are not clear. First, has the city gained legal access for a driveway to N.E. 20th Street? Secondly, the plans do not show whether there will be a driveway/road access to the new Government Center from N.E. 21st Court--a critical and safe access which should remain whether or not there is future commercial development north of the new Government Center on N.E. 21st Court and Wilton Drive.

c. Parking Lot. The existing parking lot just north of the new City Hall is to remain; and that is important. It appears to have parking spaces for about 50 cars--for both city staff and the public. That is not a lot of parking. Of course, the existing parking lot to the east of the new City Hall will remain. However, there may not be sufficient parking if there were simultaneous events at the Hagen Park Community Center and the new City Hall.

d. Clock Tower and Veterans Memorial. I believe that the proposed Clock Tower on Wilton Drive just north of the new City Hall is ugly and would be vulnerable to high winds and hurricanes. It should be eliminated for cost savings. However, I do like the relocation of the Veterans Memorial adjacent to the Clock Tower. I believe that the tall American flagpole in the Veterans Memorial would be a sufficient (and common) landmark for a new government building.

2. Exterior Layout (continued)

e. Traffic Island. It is not clear whether the traffic island shown west of the new Police Station is to be built in the middle of Wilton Drive--or whether the new Government Center is being set back farther east than the current sidewalk boundary to allow for the island. I assume that this is being proposed for the exit safety of Police vehicles.

f. Frontage. There appears to be little space between the west front of the new City Hall and Wilton Drive--and no road indentation for bus-and vehicle-passenger dropoffs in front of the new Government Center; and I believe that there should be.

g. Vertical Elevation. One of the best aspects of our current City Hall (other than resident access) is that its interior floor is about three feet above ground level, thus protecting it from ground flooding. The new Government Center appears to be at ground level. If this is the case, the building should be raised at least two feet.

3. Interior Configuration:

a. City Commission Chambers. The single thing I most oppose in the new City Hall is the construction axis and physical access to the new City Commission Chambers. Under the proposed architectural layout, most people would park on the north side of City Hall. They then would have to walk around the Commission Chambers (along a busy driveway) to gain access via an entrance on the south side. This is foolish. I suggest that the architectural layout for the new Commission Chambers be rotated to a north-south axis, with an attractive north side access under a deep overhang--closest to where most people will park. This, in turn, likely will necessitate relocation of the City Manager's office suite and the loading dock area. I have enclosed a crude architectural sketch for this.

b. Loading Bays. The second thing I most oppose are the unattractive loading bays on the all-important north side of the new City Hall. First, I don't believe we need loading bays with some type of dock. Instead, I believe that a set of double doors on the east side of the building would be sufficient. These doors would lead to a common hallway between the City Hall and Police Station areas of the new building (as shown in the "gray" color area in the interior layout). This same hallway and doors also would lead to an exterior area of the east side of the building which would have a deep overhang. This less visible area should have a picnic table and some type of seating for city employees to have a lunch or smoke break.

3. Interior Configuration (continued)

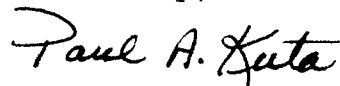
c. City Manager's Suite. After rotating the axis for the new City Commission Chambers, the new suite of offices for the City Manager should be relocated from the south to the north side of the building. The "blue" common areas and the "gray" loading bays shown on the current architectural sketch then would be move to the south side of the City Hall west of the Commission Chambers.

d. Kitchen and Rest Rooms. I assume that there will be a small kitchen and restrooms adjacent to the Commission Chambers. These could be placed on the south side of the City Hall to make room for the City Manager's offices on the north side. Likewise, if there is not enough room on the north side for the spaces for the Mayor and City Commission, then these can be moved to the south side. These areas are difficult to discern from the architectural sketch alone.

e. Sick Building Syndrome. Obviously, I can't tell from the preliminary architectural plans about the measures that are being taken to avoid a "sick building syndrome" that is all too common in many modern "closed" office buildings. This situation normally is occasioned by windows that don't open, heavy use of synthetic carpeting and fabric-covered workstation wall panels, and an insufficient interior air handling system. For the sake of the health of the city employees, this feature should be closely examined.

f. Going Green and Energy Efficiency. As I have publicly stated for two years, I believe that we should "go green" and maximize energy efficiency in our new Government Center--and to make the new Emergency Operations Center (EOC) as much a stand-alone facility as possible.

Sincerely,



Paul A. Kuta

cc: Leigh Ann Henderson
Assistant to City Manager

COMMISSION CHAMBERS
ENTRY PLAZA

DUMPSTER ENCLOSURE

CITY MANAGER

CITY CLERK

FINANCE AND UTILITIES BILLING

HUMAN RESOURCES

COMMUNITY SERVICES

COMMON USE

POLICE DEPARTMENT

BUILDING SUPPORT

CIRCULATION

ROOF AREA

EXISTING
BUILDING

FENCING

SECURE
POLICE
ACCESS

SECURE
POLICE
PARKING

SECURE
POLICE
ACCESS

STAIR

MECH. YARD

STAIR

LOBBY

MAIN PLAZA

LINE OF OVERHANG ABOVE

-- WILTON DRIVE --

LOADING
BAYS (2)

PUBLIC
PARKING

FUTURE
CLOCKTOWER
FLAGPOLES &
WAR MEMORIALS

PUBLIC
ACCESS

FIRST FLOOR PLAN

NORTH

12/07

